

EXHIBIT B

Actual One Penn Plaza Cure Costs

4/26/2019

**ONE PENN PLAZA LLC
OUTSTANDING CURE COSTS**

250 W 34th Street (One Penn)

Pre-Petition Expenses

Description	Time Period	Invoice Date	Invoice #	\$ Amount
Cash On Account	09/20/2016	09/20/2016		(231)
Submetered Electric	07/16/2018-08/14/2018	09/18/2018	81418	45,842
Sales Tax	07/16/2018-08/14/2018	09/18/2018	81418	4,068
Submetered Electric	08/14/2018-09/13/2018	10/10/2018	91318	46,798
Sales Tax	08/14/2018-09/13/2018	10/10/2018	91318	4,153
Professional Fees	10/26/2018	10/26/2018	133553	3,057
Bounce Fee	10/26/2018	10/26/2018	342770	25
Submetered Electric	09/13/2018-10/14/2018	11/13/2018	101518	42,590
Sales Tax	09/13/2018-10/14/2018	11/13/2018	101518	3,780
Late Fees	09/30/2018-10/09/2018	03/14/2019	31419	692
Total Pre-Petition Unpaid				150,776

250 W 34th Street (One Penn)

Post-Petition Expenses

Description	Time Period	Invoice Date	Invoice #	\$ Amount
Real Estate Tax Escalation	01/01/2019-06/30/2019	01/01/2019	349967	924,689
Late Fees	11/1/2018-03/13/2019	03/14/2019	31419	39,682
Submetered Electric	12/14/2018-1/15/2019	02/22/2019	11519	32,676
Sales Tax	12/14/2018-1/15/2019	02/22/2019	11519	2,900
ECB Violation #38266473P	12/29/2018	02/21/2019		625
ECB Violation #38266472N	12/29/2018	02/21/2019		655
ECB Violation #38267101Z	12/29/2018	02/28/2019		1,280
ECB Violation #38267102K	12/29/2018	02/28/2019		1,280
ECB Violation #38267155Y	12/29/2018	02/28/2019		1,280
ECB Violation #38267156X	12/29/2018	02/28/2019		1,280
Cash on Account	03/18/2019	03/18/2019		(1,449)
Submetered Electric	01/15/2019-02/14/2019	04/02/2019	21419	29,075
Sales Tax	01/15/2019-02/14/2019	04/02/2019	21419	2,580
Submetered Electric	01/15/2019-02/14/2019	04/12/2019	31819	28,674
Sales Tax	01/15/2019-02/14/2019	04/12/2019	31819	2,545
Late Fees	4/1/2018-4/30/2018	04/30/2019	43019	16,017
Professional Fees	1/18/2019-4/26/2019	4/30/2019		TBD
Total Post-Petition Unpaid				1,083,788

Total 250 W 34th Street (One Penn) Unpaid	1,234,565
--	------------------